



# SEATTLE CITY COUNCIL

## Legislative Summary

CB 118548

Record No.: CB 118548

Type: Ordinance (Ord)

Status: Passed

Version: 1

124947

In Control: City Clerk

File Created: 09/29/2015

Final Action: 12/17/2015

**Title:** AN ORDINANCE relating to land use and zoning, amending Section 23.47A.004 of the Seattle Municipal Code to allow for the expansion of up to 20,000 square feet of existing medical services uses in Neighborhood Commercial 1 zones.

### Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Full Text: CB 118548

Drafter: ryan.moore@seattle.gov

Filing Requirements/Dept Action:

### History of Legislative File

Legal Notice Published:

☐ Yes

☐ No

| Ver-<br>sion: | Acting Body:                                                                                                           | Date:      | Action:                            | Sent To:                                         | Due Date: | Return<br>Date: | Result: |
|---------------|------------------------------------------------------------------------------------------------------------------------|------------|------------------------------------|--------------------------------------------------|-----------|-----------------|---------|
| 1             | Mayor                                                                                                                  | 10/20/2015 | Mayor's leg transmitted to Council | City Clerk                                       |           |                 |         |
|               | <b>Action Text:</b> The Council Bill (CB) was Mayor's leg transmitted to Council. to the City Clerk<br><b>Notes:</b>   |            |                                    |                                                  |           |                 |         |
| 1             | City Clerk                                                                                                             | 10/20/2015 | sent for review                    | Council President's Office                       |           |                 |         |
|               | <b>Action Text:</b> The Council Bill (CB) was sent for review. to the Council President's Office<br><b>Notes:</b>      |            |                                    |                                                  |           |                 |         |
| 1             | Council President's Office                                                                                             | 10/20/2015 | sent for review                    | Planning, Land Use, and Sustainability Committee |           |                 |         |
|               | <b>Action Text:</b> The Council Bill (CB) was sent for review. to the Planning, Land Use, and Sustainability Committee |            |                                    |                                                  |           |                 |         |

**Legislative Summary Continued (CB 118548)**

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- 1 Full Council 10/26/2015 referred Planning, Land Use, and Sustainability Committee
- Action Text:** The Council Bill (CB) was referred. to the Planning, Land Use, and Sustainability Committee
- Notes:**
- 1 Planning, Land Use, and Sustainability Committee 12/01/2015 pass Pass
- Action Text:** The Committee recommends that Full Council pass the Council Bill (CB).
- In Favor: 4 Chair O'Brien, Vice Chair Burgess, Member Licata, Alternate González
- Opposed: 0
- 1 Full Council 12/07/2015 passed Pass
- Action Text:** The Council Bill (CB) was passed by the following vote and the President signed the Bill:
- In Favor: 7 Council President Burgess, Councilmember Bagshaw, Councilmember Godden, Councilmember González , Councilmember Harrell, Councilmember Licata, Councilmember Rasmussen
- Opposed: 0
- 1 City Clerk 12/11/2015 submitted for Mayor's signature Mayor
- Action Text:** The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
- Notes:**
- 1 Mayor 12/17/2015 Signed
- Action Text:** The Council Bill (CB) was Signed.
- Notes:**
- 1 Mayor 12/17/2015 returned City Clerk
- Action Text:** The Council Bill (CB) was returned. to the City Clerk
- Notes:**
- 1 City Clerk 12/17/2015 attested by City Clerk
- Action Text:** The Ordinance (Ord) was attested by City Clerk.
- Notes:**
-

**CITY OF SEATTLE**  
**ORDINANCE** 124947  
**COUNCIL BILL** 118548

AN ORDINANCE relating to land use and zoning, amending Section 23.47A.004 of the Seattle Municipal Code to allow for the expansion of up to 20,000 square feet of existing medical services uses in Neighborhood Commercial 1 zones.

WHEREAS, community health care providers are critical to the provision of adequate health care for Seattle's lower-income population; and

WHEREAS, the ability of these health care providers to continue to operate in neighborhood business districts benefits the clients of these facilities while providing good business anchors for small commercial areas; and

WHEREAS, allowing the minor expansion of these operations in urban centers and villages to provide greater health care services to the community allows for efficient land use as access to related services and transit is maintained; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Section 23.47A.004 of the Seattle Municipal Code, which section was last amended by Ordinance 124843, is amended as follows:

**23.47A.004 Permitted and prohibited uses**

\* \* \*

I. The terms of Table A for 23.47A.004 are subject to any applicable exceptions or contrary provisions expressly ~~((set forth))~~ provided for in this Title 23.

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b> |                                                 |            |            |           |           |
|------------------------------------------------------------|-------------------------------------------------|------------|------------|-----------|-----------|
|                                                            | <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b> |            |            |           |           |
| <b>USES</b>                                                | <b>NC1</b>                                      | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| <b>A. AGRICULTURAL USES</b>                                |                                                 |            |            |           |           |
| A.1. Animal husbandry                                      | A                                               | A          | A          | A         | P         |
| A.2. Aquaculture                                           | 10                                              | 25         | P          | P         | P         |
| A.3. Community garden                                      | P                                               | P          | P          | P         | P         |
| A.4. Horticulture                                          | 10                                              | 25         | P          | P         | P         |
| A.5. Urban farm                                            | P                                               | P          | P          | P         | P         |
| <b>B. CEMETERIES</b>                                       | X                                               | X          | X          | X         | X         |
| <b>C. COMMERCIAL USES(((19)))(2)</b>                       |                                                 |            |            |           |           |
| C.1. Animal shelters and kennels                           | X                                               | X          | X          | X         | P         |
| C.2. Eating and drinking establishments                    |                                                 |            |            |           |           |
| C.2.a. Drinking establishments                             | CU-10                                           | CU-25      | P          | P         | P         |
| C.2.b. Restaurants                                         | 10                                              | 25         | P          | P         | P         |
| C.3. Entertainment uses                                    |                                                 |            |            |           |           |
| C.3.a. Cabarets, adult (((17)))(3)                         | X                                               | P          | P          | P         | P         |
| C.3.b. Motion picture theaters, adult                      | X                                               | X          | X          | X         | X         |
| C.3.c. Panorams, adult                                     | X                                               | X          | X          | X         | X         |
| C.3.d. Sports and recreation, indoor                       | 10                                              | 25         | P          | P         | P         |

**Table A for 23.47A.004  
 Uses in Commercial Zones**

| PERMITTED AND PROHIBITED USES BY ZONE(1)        |                      |                         |                     |                      |                           |  |
|-------------------------------------------------|----------------------|-------------------------|---------------------|----------------------|---------------------------|--|
| USES                                            | NC1                  | NC2                     | NC3                 | C1                   | C2                        |  |
| C.3.e. Sports and recreation, outdoor           | X                    | X                       | X(((2))) <u>(4)</u> | P                    | P                         |  |
| C.3.f. Theaters and spectator sports facilities | X                    | 25                      | P                   | P                    | P                         |  |
| C.4. Food processing and craft work             | 10                   | 25                      | 25                  | P                    | P                         |  |
| C.5. Laboratories, research and development     | 10                   | 25                      | P                   | P                    | P                         |  |
| C.6. Lodging uses                               | X(((3))) <u>(5)</u>  | CU-25(((3))) <u>(5)</u> | P                   | P                    | P                         |  |
| C.7. Medical services (((4))) <u>(6)</u>        | 10 <u>(7)</u>        | 25                      | P                   | P                    | P                         |  |
| C.8. Offices                                    | 10                   | 25                      | P                   | 35(((5))) <u>(8)</u> | 35(((5))) <u>(8)</u><br>1 |  |
| C.9. Sales and services, automotive             |                      |                         |                     |                      |                           |  |
| C.9.a. Retail sales and services, automotive    | 10(((6))) <u>(9)</u> | 25(((6))) <u>(9)</u>    | P(((6))) <u>(9)</u> | P                    | P                         |  |
| C.9.b. Sales and rental of motorized vehicles   | X                    | 25                      | P                   | P                    | P                         |  |
| C.9.c. Vehicle repair, major automotive         | X                    | 25                      | P                   | P                    | P                         |  |
| C.10. Sales and services, general               |                      |                         |                     |                      |                           |  |

| <b>Table A for 23.47A.004<br/>           Uses in Commercial Zones</b> |                                                                     |                                                 |            |            |           |           |
|-----------------------------------------------------------------------|---------------------------------------------------------------------|-------------------------------------------------|------------|------------|-----------|-----------|
|                                                                       |                                                                     | <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b> |            |            |           |           |
| <b>USES</b>                                                           |                                                                     | <b>NC1</b>                                      | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
|                                                                       | C.10.a. Retail sales and services, general                          | 10                                              | 25         | P          | P         | P         |
|                                                                       | C.10.b. Retail sales, multipurpose                                  | 10(((7))) <u>(10)</u>                           | 50         | P          | P         | P         |
|                                                                       | C.11. Sales and services, heavy                                     |                                                 |            |            |           |           |
|                                                                       | C.11.a. Commercial sales, heavy                                     | X                                               | X          | 25         | P         | P         |
|                                                                       | C.11.b. Commercial services, heavy                                  | X                                               | X          | X          | P         | P         |
|                                                                       | C.11.c. Retail sales, major durables                                | 10                                              | 25         | P          | P         | P         |
|                                                                       | C.11.d. Retail sales and services, non-household                    | 10                                              | 25         | P          | P         | P         |
|                                                                       | C.11.e. Wholesale showrooms                                         | X                                               | X          | 25         | 25        | P         |
|                                                                       | C.12. Sales and services, marine                                    |                                                 |            |            |           |           |
|                                                                       | C.12.a. Marine service stations                                     | 10                                              | 25         | P          | P         | P         |
|                                                                       | C.12.b. Sales and rental of large boats                             | X                                               | 25         | P          | P         | P         |
|                                                                       | C.12.c. Sales and rental of small boats, boat parts and accessories | 10                                              | 25         | P          | P         | P         |
|                                                                       | C.12.d. Vessel repair, major                                        | X                                               | X          | X          | S         | S         |

| <b>Table A for 23.47A.004<br/>           Uses in Commercial Zones</b> |            |            |            |           |           |
|-----------------------------------------------------------------------|------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>                       |            |            |            |           |           |
| <b>USES</b>                                                           | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| C.12.e. Vessel repair, minor                                          | 10         | 25         | P          | P         | P         |
| D. HIGH-IMPACT USES                                                   | X          | X          | X          | X         | X         |
| E. INSTITUTIONS                                                       |            |            |            |           |           |
| E.1. Institutions not listed below                                    | 10         | 25         | P          | P         | P         |
| E.2. Major institutions subject to the provisions of Chapter 23.69    | P          | P          | P          | P         | P         |
| E.3. Religious facilities                                             | P          | P          | P          | P         | P         |
| E.4. Schools, elementary or secondary                                 | P          | P          | P          | P         | P         |
| F. LIVE-WORK UNITS(((8))) <u>(11)</u>                                 | P          | P          | P          | P         | P         |
| G. MANUFACTURING USES                                                 |            |            |            |           |           |
| G.1. Manufacturing, light                                             | X          | 10         | 25         | P         | P         |
| G.2. Manufacturing, general                                           | X          | X          | X          | P         | P         |
| G.3. Manufacturing, heavy                                             | X          | X          | X          | X         | X         |
| H. PARKS AND OPEN SPACE                                               | P          | P          | P          | P         | P         |
| I. PUBLIC FACILITIES                                                  |            |            |            |           |           |

| Table A for 23.47A.004<br>Uses in Commercial Zones |                         |                         |                         |                         |                         |
|----------------------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| PERMITTED AND PROHIBITED USES BY ZONE(1)           |                         |                         |                         |                         |                         |
| USES                                               | NC1                     | NC2                     | NC3                     | C1                      | C2                      |
| I.1. Jails                                         |                         |                         |                         |                         |                         |
| I.1.a. Youth Service Centers                       | X                       | X                       | P(((20))) <u>(12)</u>   | X                       | X                       |
| I.1.b. All other jails                             | X                       | X                       | X                       | X                       | X                       |
| I.2. Work-release centers                          | CCU-10                  | CCU-25                  | CCU                     | CCU                     | CCU                     |
| J. RESIDENTIAL USES(((9))) <u>(13)</u>             |                         |                         |                         |                         |                         |
| J.1. Residential uses not listed below             | P                       | P                       | P                       | P                       | CU(((10))) <u>(14)</u>  |
| J.2. Caretaker's quarters                          | P                       | P                       | P                       | P                       | P                       |
| J.3. Congregate residence                          | X/P(((11))) <u>(15)</u> | X/P(((11))) <u>(15)</u> | P/X(((12))) <u>(16)</u> | P/X(((12))) <u>(16)</u> | P/X(((12))) <u>(16)</u> |
| K. STORAGE USES                                    |                         |                         |                         |                         |                         |
| K.1. Mini-warehouses                               | X                       | X                       | 25                      | 40                      | P                       |
| K.2. Storage, outdoor                              | X                       | X                       | X(((13))) <u>(17)</u>   | P                       | P                       |
| K.3. Warehouses                                    | X                       | X                       | 25                      | 25                      | P                       |
| L. TRANSPORTATION FACILITIES                       |                         |                         |                         |                         |                         |
| L.1. Cargo terminals                               | X                       | X                       | X                       | S                       | P                       |
| L.2. Parking and moorage                           |                         |                         |                         |                         |                         |
| L.2.a. Boat moorage                                | S                       | S                       | S                       | S                       | S                       |
| L.2.b. Dry boat storage                            | X                       | 25                      | P                       | P                       | P                       |

**Table A for 23.47A.004  
 Uses in Commercial Zones**

| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>                   |               |            |            |           |           |  |
|-------------------------------------------------------------------|---------------|------------|------------|-----------|-----------|--|
| <b>USES</b>                                                       | <b>NC1</b>    | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |  |
| L.2.c. Parking, principal use, except as listed below(((14)))(18) | X             | 25         | P          | P         | P         |  |
| L.2.c.i. Park and pool lots(((14)))(18)                           | P(((15)))(19) | P          | P          | P         | P         |  |
| L.2.c.ii. Park and ride lots(((14)))(18)                          | X             | X          | CU         | CU        | CU        |  |
| L.2.d. Towing services                                            | X             | X          | X          | P         | P         |  |
| L.3. Passenger terminals                                          | X             | X          | 25         | P         | P         |  |
| L.4. Rail transit facilities                                      | P             | P          | P          | P         | P         |  |
| L.5. Transportation facilities, air                               |               |            |            |           |           |  |
| L.5.a. Airports (land-based)                                      | X             | X          | X          | X         | X         |  |
| L.5.b. Airports (water-based)                                     | X             | X          | X          | X         | S         |  |
| L.5.c. Heliports                                                  | X             | X          | X          | X         | X         |  |
| L.5.d. Helistops                                                  | X             | X          | CCU        | CCU       | CU        |  |
| L.6. Vehicle storage and maintenance                              |               |            |            |           |           |  |
| L.6.a. Bus bases                                                  | X             | X          | X          | CCU       | CCU       |  |
| L.6.b. Railroad switchyards                                       | X             | X          | X          | X         | X         |  |
| L.6.c. Railroad switchyards with a mechanized hump                | X             | X          | X          | X         | X         |  |

**Table A for 23.47A.004  
Uses in Commercial Zones**

| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>           |            |            |            |           |                           |  |
|-----------------------------------------------------------|------------|------------|------------|-----------|---------------------------|--|
| <b>USES</b>                                               | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b>                 |  |
| L.6.d.<br>Transportation<br>services, personal            | X          | X          | P          | P         | P                         |  |
| <b>M. UTILITY USES</b>                                    |            |            |            |           |                           |  |
| M.1.<br>Communication<br>utilities,<br>major(((16)))(20)  | X          | X          | X          | CCU       | CCU                       |  |
| M.2.<br>Communication<br>utilities, minor<br>(((16)))(20) | P          | P          | P          | P         | P                         |  |
| M.3. Power plants                                         | X          | X          | X          | X         | X                         |  |
| M.4. Recycling                                            | X          | X          | X          | P         | P/CU<br>(((18)))(21)<br>2 |  |
| M.5. Sewage<br>treatment plants                           | X          | X          | X          | X         | X                         |  |
| M.6. Solid waste<br>management                            | X          | X          | X          | X         | X                         |  |
| M.7. Utility<br>services uses                             | 10         | 25         | P          | P         | P                         |  |

**KEY**

A = Permitted as an accessory use only

CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)

CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)

P = Permitted

S = Permitted in shoreline areas only

X = Prohibited

10 = Permitted, business establishments limited to 10,000 square feet, pursuant to Section 23.47A.010

20 = Permitted, business establishments limited to 20,000 square feet, pursuant to Section 23.47A.010

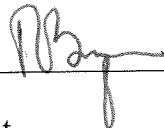
25 = Permitted, business establishments limited to 25,000 square feet, pursuant to Section

| Table A for 23.47A.004<br>Uses in Commercial Zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |     |     |    |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|----|----|
| PERMITTED AND PROHIBITED USES BY ZONE(1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |     |     |    |    |
| USES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | NC1 | NC2 | NC3 | C1 | C2 |
| 23.47A.010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |     |     |    |    |
| 35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |    |    |
| 40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |    |    |
| 50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |    |    |
| Footnotes to Table A for 23.47A.004((÷))                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |     |     |    |    |
| (1) In pedestrian-designated zones, a portion of the street-level street-facing facade of a structure along a designated principal pedestrian street may be limited to certain uses as provided in subsection 23.47A.005.D. In pedestrian-designated zones, drive-in lanes are prohibited (Section 23.47A.028).                                                                                                                                                                                                                                                                              |     |     |     |    |    |
| (2) For commercial uses with drive-in lanes, see Section 23.47A.028.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |     |     |     |    |    |
| (3) Subject to subsection 23.47A.004.H.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |     |     |     |    |    |
| ((2))(4) Permitted at Seattle Center.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |    |    |
| ((3))(5) Bed and breakfasts in existing structures are permitted outright with no maximum size limit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |    |    |
| ((4))(6) Medical services over 10,000 square feet within 2,500 feet of a medical Major Institution Overlay boundary require conditional use approval, unless they are included in a Major Institution Master Plan or dedicated to veterinary services.                                                                                                                                                                                                                                                                                                                                       |     |     |     |    |    |
| (7) Medical service uses that are located in an urban center or urban village, which are in operation at such location before August 1, 2015, and that routinely provide medical services on a reduced fee basis to individuals or families having incomes at or below 200% of the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 USC 9902 (2), are limited to 20,000 square feet. This provision does not apply to medical service uses that are subject to a Major Institution Master Plan. |     |     |     |    |    |
| ((5))(8) Office uses in C1 and C2 zones are permitted up to the greater of 1 FAR or 35,000 square feet as provided in subsection 23.47A.010.D. Office uses in C1 and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D.                                                                                                                                                                                                                                                                                            |     |     |     |    |    |
| ((6))(9) Gas stations and other businesses with drive-in lanes are not permitted in pedestrian-designated zones (Section 23.47A.028). Elsewhere in NC zones, establishing a gas station may require a demonstration regarding impacts under Section 23.47A.028.                                                                                                                                                                                                                                                                                                                              |     |     |     |    |    |
| ((7))(10) Grocery stores meeting the conditions of subsection 23.47A.010.E are permitted up to 23,000 ((sq. ft.)) square feet in size.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |     |     |    |    |
| ((8))(11) Subject to subsection 23.47A.004.G.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |     |     |    |    |
| (12) Permitted pursuant to subsection 23.47A.004.D.7.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |     |     |     |    |    |
| ((9))(13) Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |     |     |     |    |    |

| Table A for 23.47A.004<br>Uses in Commercial Zones                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |     |     |    |    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|-----|----|----|
| PERMITTED AND PROHIBITED USES BY ZONE(1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |     |     |    |    |
| USES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NC1 | NC2 | NC3 | C1 | C2 |
| <p><del>((10))</del>(14) Residential uses are conditional uses in C2 zones under subsection 23.47A.006.A.3, except as otherwise provided above in Table A for 23.47A.004 or in that subsection 23.47A.006.A.3.</p> <p><del>((11))</del>(15) Congregate Residences that are owned by a college or university, or are a sorority or fraternity, or are owned by a not for profit entity or charity, or are licensed by the State and provide supportive services; are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services, or similar.</p> <p><del>((12))</del>(16) Congregate Residences that are owned by a college or university, or are a sorority or fraternity, or are owned by a not for profit entity or charity, or are licensed by the State and provide supportive services; are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, health services, or similar.</p> <p><del>((13))</del>(17) Permitted at Seattle Center, see Section 23.47A.011.</p> <p><del>((14))</del>(18) In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.</p> <p><del>((15))</del>(19) Permitted only on parking lots existing at least five years prior to the establishment of the park and pool lot.</p> <p><del>((16))</del>(20) See Chapter 23.57, Communications regulations, for regulation of communication utilities.</p> <p><del>((17))</del> Subject to subsection 23.47A.004.H.)</p> <p><del>((18))</del>(21) A recycling use that is located on the same development site as a solid waste transfer station may be permitted by administrative conditional use, subject to the requirements of subsection 23.47A.006.A.7.</p> <p><del>((19))</del> For commercial uses with drive-in lanes, see Section 23.47A.028.</p> <p><del>(20)</del> Permitted pursuant to subsection 23.47A.004.D.7.))</p> |     |     |     |    |    |

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 7<sup>th</sup> day of December, 2015, and signed by me in open session in authentication of its passage this 7<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this 17<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this 17<sup>th</sup> day of December, 2015.

  
\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

**SUMMARY and FISCAL NOTE\***

| <b>Department:</b>     | <b>Contact Person/Phone:</b> | <b>Executive Contact/Phone:</b> |
|------------------------|------------------------------|---------------------------------|
| Planning & Development | Ryan Moore/3-2537            | Melissa Lawrie/4-5805           |

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

**1. BILL SUMMARY**

**Legislation Title:**

AN ORDINANCE relating to land use and zoning, amending Section 23.47A.004 of the Seattle Municipal Code to allow for the expansion of up to 20,000 square feet of existing medical services uses in Neighborhood Commercial 1 zones.

**Summary and background of the Legislation:**

The legislation would allow existing medical service uses (community health providers) that serve individuals and families with incomes at or below 200 percent of the Federal Poverty Level to expand their current operations on site within Urban Centers and Urban Villages within Neighborhood Commercial (NC1) zones, when the use is not associated with a medical major institution.

Medical services are limited to 10,000 square feet (sf) in size in NC1 zones. This limits the ability of existing medical services uses to provide a broad range of health care to a larger number of clients, which can be an appropriate fit in certain circumstances. Neighborhood scale clinics provide a needed community service that can activate a neighborhood business district by creating walk-in/foot traffic that supports adjacent businesses and creates the vitality that many neighborhoods seek. If these services are not allowed to expand they may be forced to relocate outside of their current neighborhoods. This could result in an outcome that conflicts with Comprehensive Plan goals and policies for mixed use areas if these neighborhood-serving uses relocate to areas that are less accessible to pedestrians or by frequent transit service.

**3. SUMMARY OF FINANCIAL IMPLICATIONS**

  X   This legislation does not have direct financial implications.

**4. OTHER IMPLICATIONS**

- a) Does the legislation have indirect or long-term financial impacts to the City of Seattle that are not reflected in the above?  
No
- b) Is there financial cost or other impacts of not implementing the legislation?  
No

**c) Does this legislation affect any departments besides the originating department?**

No

**d) Is a public hearing required for this legislation?**

Yes. The City Council must hold a public hearing before the Planning, Land Use and Sustainability (PLUS) Committee.

**e) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Yes. Publication of notice of the Council public hearing will be made in The Daily Journal of Commerce and in the City's Land Use Information Bulletin. Environmental review under the State Environmental Policy Act (SEPA) is also required for this legislation, and publication of notice of the environmental determination was also made in The Daily Journal of Commerce and in the City's Land Use Information Bulletin.

**f) Does this legislation affect a piece of property?**

There are four parcels that currently meet the criteria established by the legislation that could potentially be affected.

**g) Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?**

The legislation will allow for community health providers who serve individuals and families with incomes at or below 200 percent of the Federal Poverty Level to expand their current operations on-site within Urban Centers and Urban Villages within NC1 zones. By not allowing this to change, these organizations may not be able to find similarly accessible space to serve their clients, limiting health care options for low income individuals and families who are often the most vulnerable and historically disadvantaged.

**h) If this legislation includes a new initiative or a major programmatic expansion: What are the long-term and measurable goals of the program? Please describe how this legislation would help achieve the program's desired goals.**

This legislation does not involve a new initiative or programmatic expansion.

**i) Other Issues: None**

**List attachments below:** None.

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STATE OF WASHINGTON -- KING COUNTY

--SS.

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331978

No.

CITY OF SEATTLE, CLERKS OFFICE

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:124944-955 TITLE ONLY

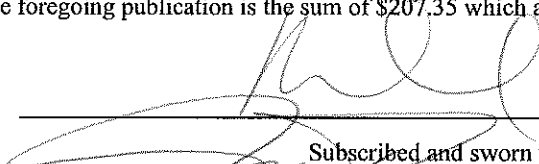
was published on

01/04/16

The amount of the fee charged for the foregoing publication is the sum of \$207.35 which amount has been paid in full.



Affidavit of Publication

  
Subscribed and sworn to before me on  
01/04/2016  
  
Notary public for the State of Washington,  
residing in Seattle

## State of Washington, King County

### City of Seattle

The full text of the following legislation, passed by the City Council on December 7, 2016, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>. Contact: Office of the City Clerk at (206) 684-8344.

#### Ordinance 124955

AN ORDINANCE relating to Seattle Public Utilities; authorizing the Director of Seattle Public Utilities to enter into an Interlocal Agreement with Kitsap County to acquire Light Detection and Ranging data; and ratifying and confirming certain prior acts.

#### Ordinance 124954

AN ORDINANCE relating to Seattle Public Utilities; declaring certain real property rights relating to drainage and wastewater facility easements within the City of Seattle as being surplus to City utility needs; authorizing the Director of Seattle Public Utilities to relinquish such easement rights and accepting new easements for City-owned drainage and wastewater facilities; placing the real property rights and interests conveyed by the easements under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

#### Ordinance 124953

AN ORDINANCE relating to Seattle Public Utilities; accepting an easement situated adjacent to Seward Park granted to The City of Seattle for construction and abandoning in-place of horizontal construction tie-backs; placing the easement under the jurisdiction of Seattle Public Utilities; and ratifying and confirming certain prior acts.

#### Ordinance 124952

AN ORDINANCE relating to land use; amending Sections 22.170.190, 23.41.018, 23.43.008, 23.43.010, 23.43.012, 23.44.014, 23.44.022, 23.44.024, 23.44.034, 23.45.516, 23.45.518, 23.45.522, 23.45.536, 23.47A.009, 23.47A.014, 23.47A.016, 23.47A.024, 23.49.019, 23.49.036, 23.49.041, 23.50.034,

23.57.008, 23.75.140, 23.84A.014, and 23.84A.028 of the Seattle Municipal Code to integrate low impact development into land development codes, standards, and rules.

#### Ordinance 124951

AN ORDINANCE relating to street and sidewalk use; addressing low impact development requirements in the City of Seattle's Phase I Municipal Stormwater National Pollutant Discharge Elimination System general permit issued by the Washington State Department of Ecology; correcting typographical errors and section references, clarifying regulations, and making minor amendments; and amending Sections 15.02.042, 15.02.044, 15.02.046, 15.04.010, 15.04.036, 15.06.050, 15.20.070, 15.22.060, 15.22.080, 15.22.100, 15.22.110, 15.32.160, 15.36.010, 15.44.030, 15.46.020, 15.70.030, 15.72.010, and 15.91.016 of the Seattle Municipal Code.

#### Ordinance 124950

AN ORDINANCE relating to the City's traffic code; amending Sections 11.14.055, 11.14.184, 11.23.380, 11.23.400, 11.31.020, 11.34.020, 11.56.020, 11.56.025, 11.56.320, 11.56.350, 11.56.355, 11.57.310, 11.72.055, and 11.84.380 of the Seattle Municipal Code; adding Section 11.58.435 to the Seattle Municipal Code; and repealing Section 11.14.185 of the Seattle Municipal Code to conform the Seattle Municipal Code with changes in state law and make technical corrections.

#### Ordinance 124949

AN ORDINANCE relating to the City's criminal code; amending Sections 6.36.020, 12A.06.120, 12A.06.180, 12A.06.195, 12A.14.080, 12A.16.030, 12A.20.100, 12A.24.010, 12A.24.150, 18.12.255, and 18.12.257 of the Seattle Municipal Code and adding Sections 12A.10.150, 12A.10.220, and 12A.24.105 to the Seattle Municipal Code to conform the Seattle Municipal Code with changes in state law and make technical corrections.

#### Ordinance 124948

AN ORDINANCE relating to affordable housing; authorizing the Director of the Office of Housing to enter into and administer an Interlocal Cooperation Agreement with King County, Pierce County, Snohomish County, and the cities of Bellevue, Issaquah, Kenmore, Kirkland, Mercer Island, Redmond, and Woodinville to create and operate a Regional Equitable Development Initiative Fund (REDI Fund) for the Puget Sound Region; and providing that 2016 appropriations for the REDI Fund shall automatically carry forward into the 2016 fiscal year.

#### Ordinance 124947

AN ORDINANCE relating to land use and zoning; amending Section 23.47A.004 of the Seattle Municipal Code to allow for the expansion of up to 20,000 square feet of existing medical services uses in Neighborhood Commercial 1 zones.

#### Ordinance 124946

AN ORDINANCE relating to the Seattle Streetcar; amending Ordinance 122424 to revise reporting requirements of operating streetcar lines.

#### Ordinance 124945

AN ORDINANCE relating to the Construction and Land Use Fund; adding a new Section 22.202.070 to the Seattle Municipal Code.

#### Ordinance 124944

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

Date of publication in the Seattle Daily Journal of Commerce, January 4, 2016.

1/4(331978)